HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kelowna CMA

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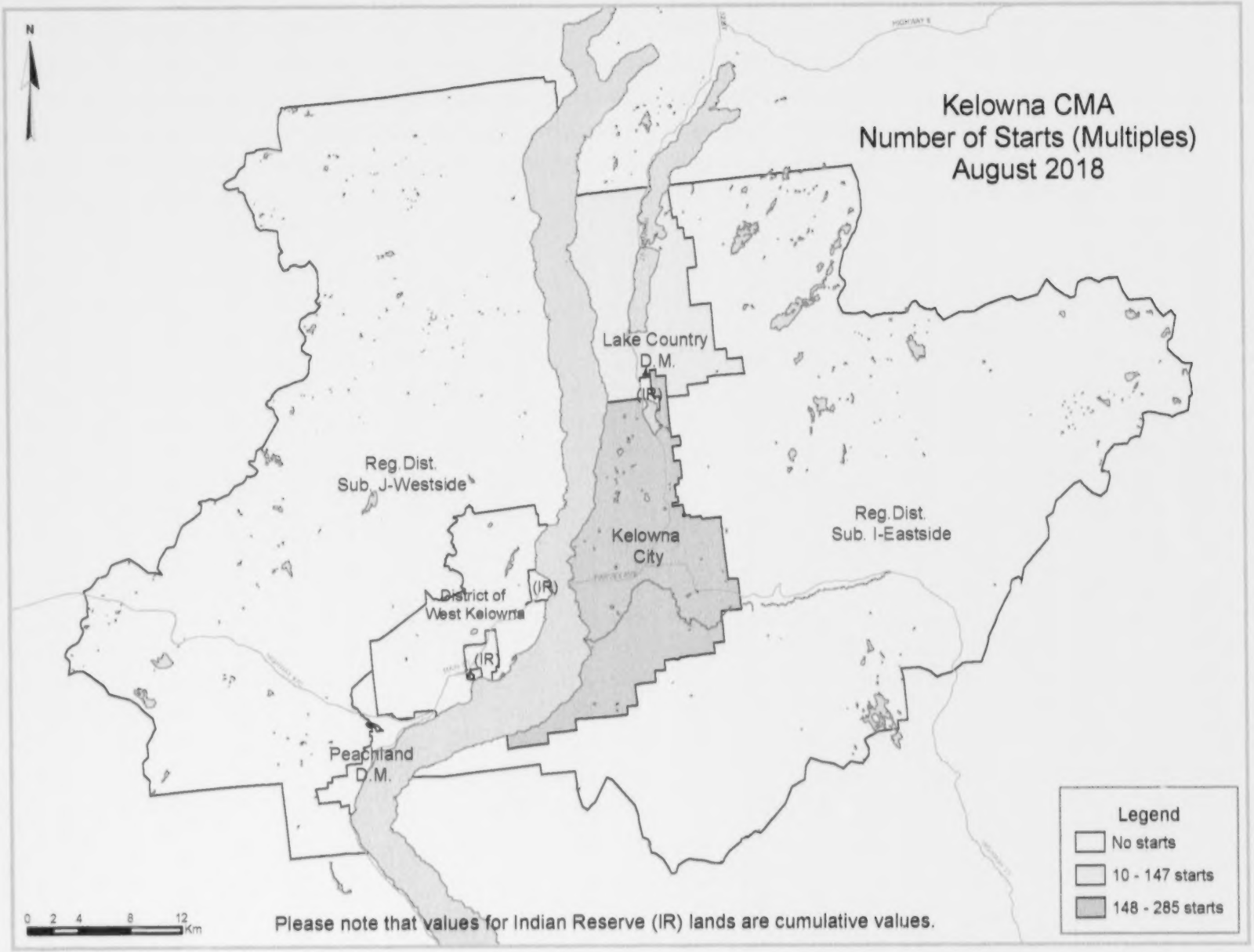
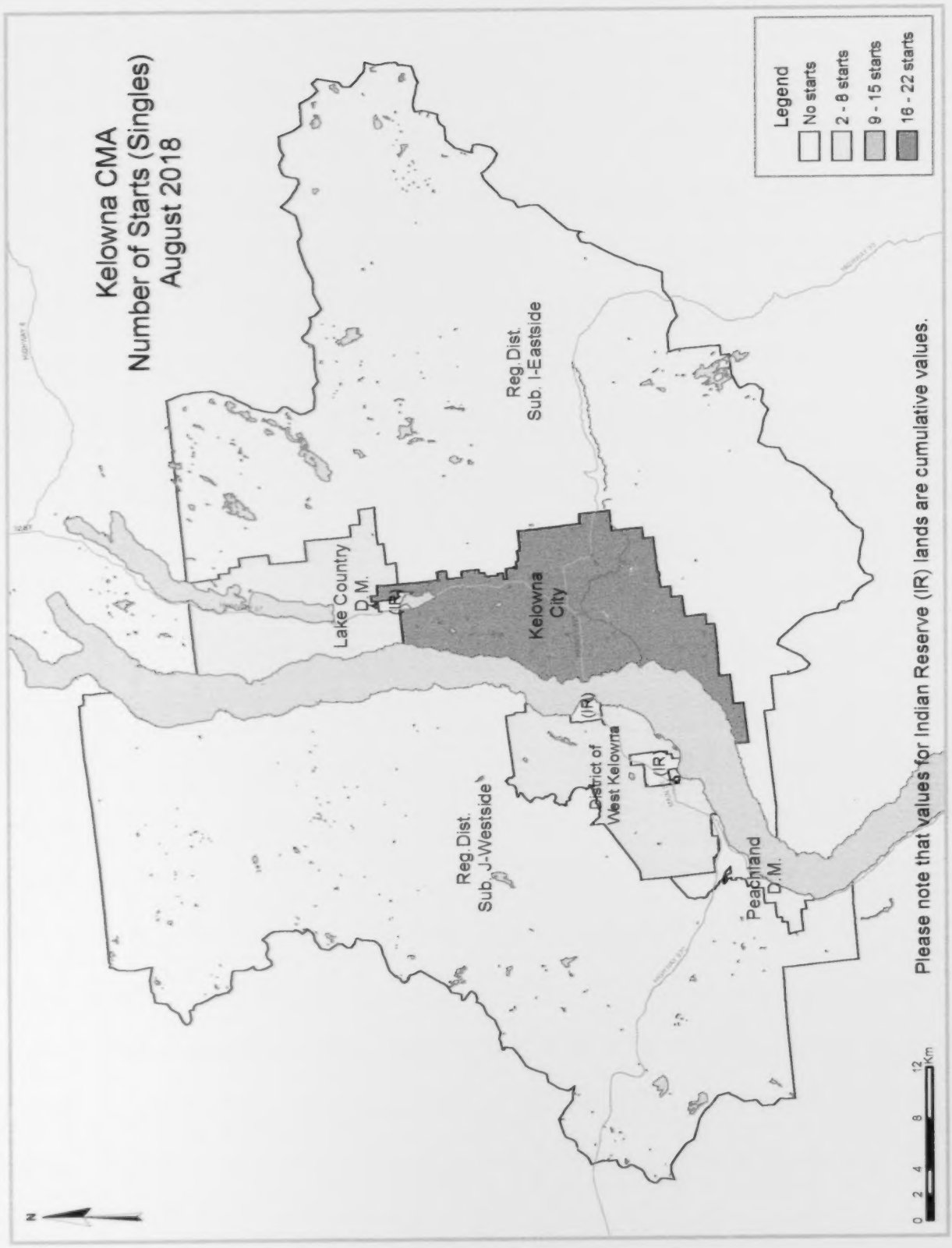
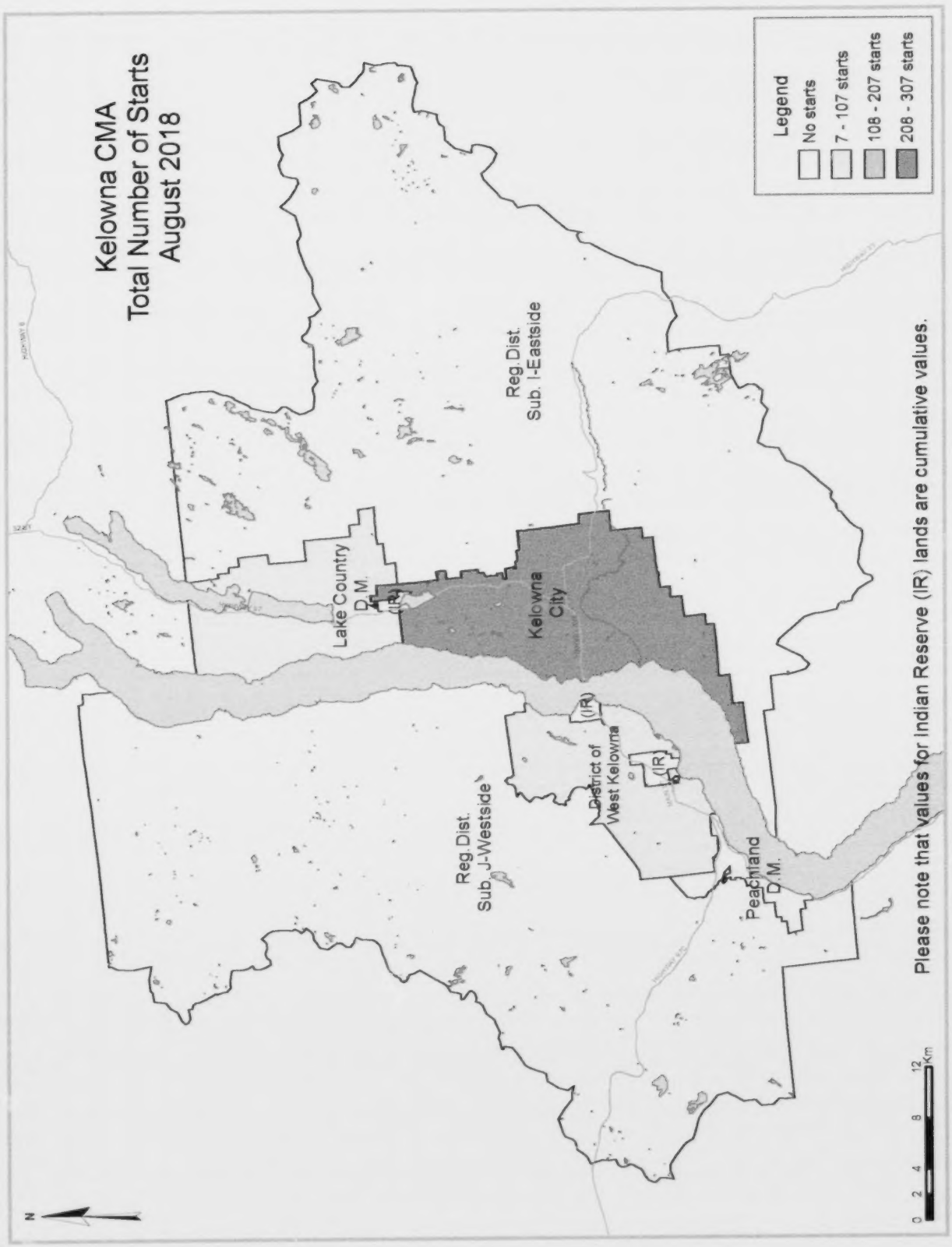
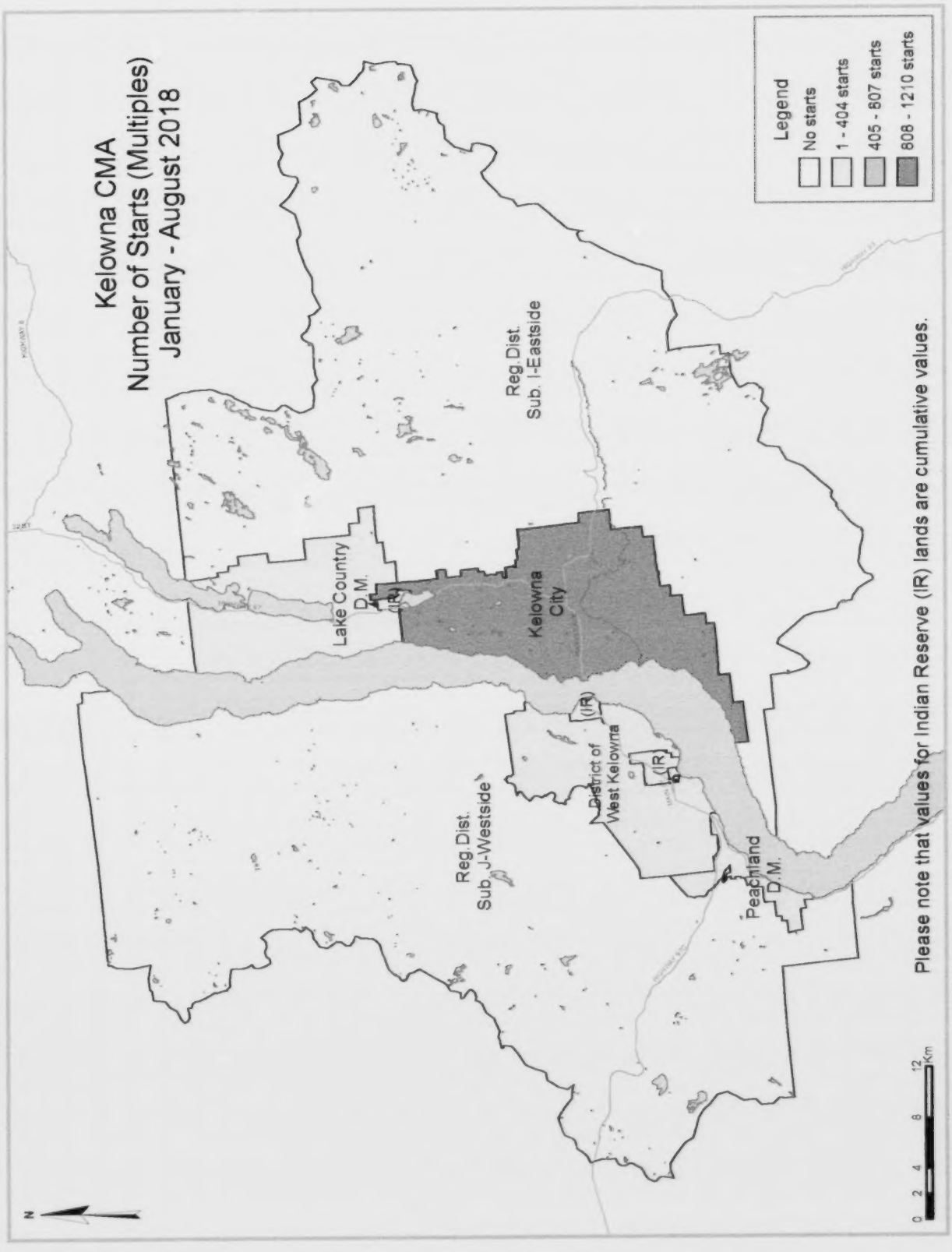
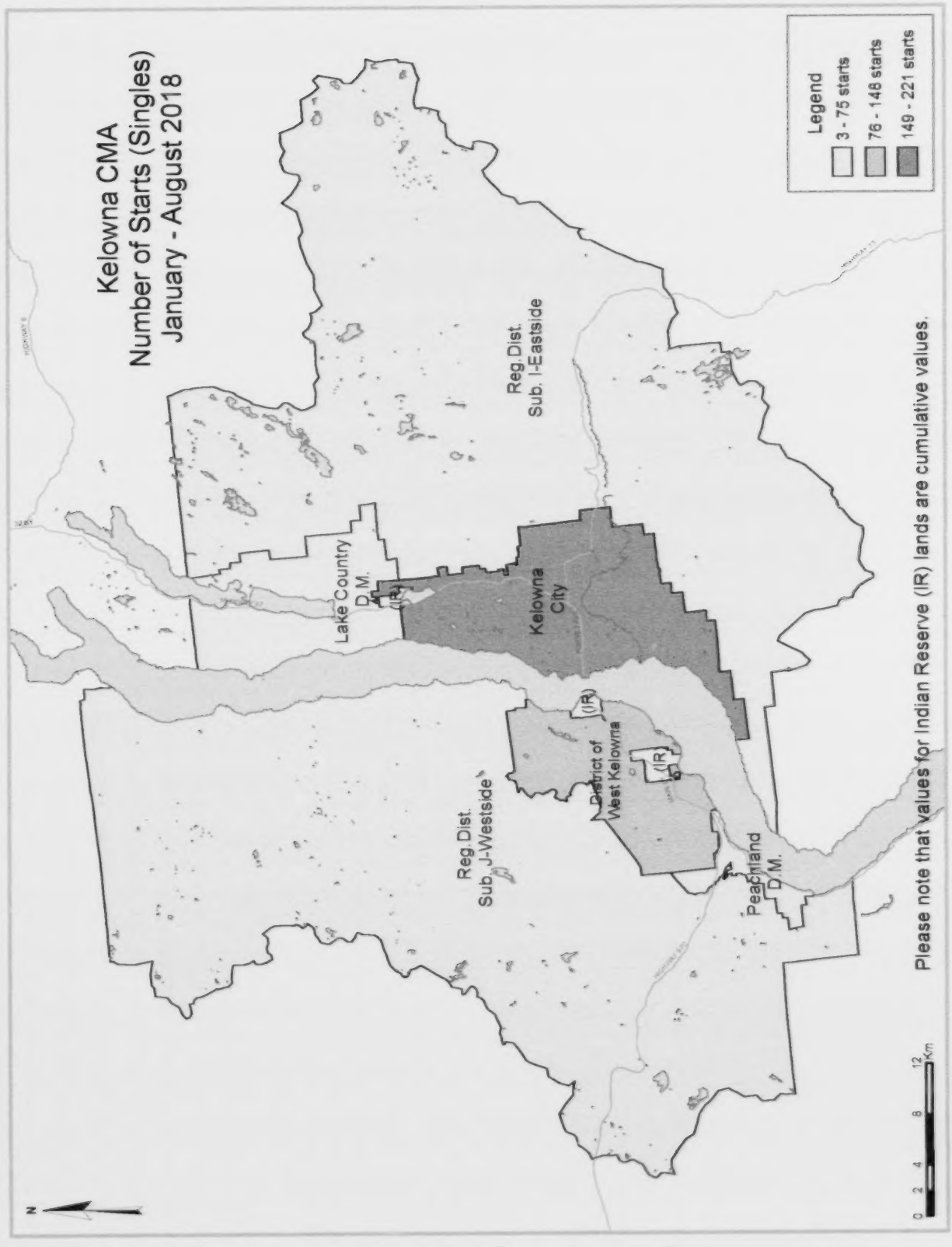
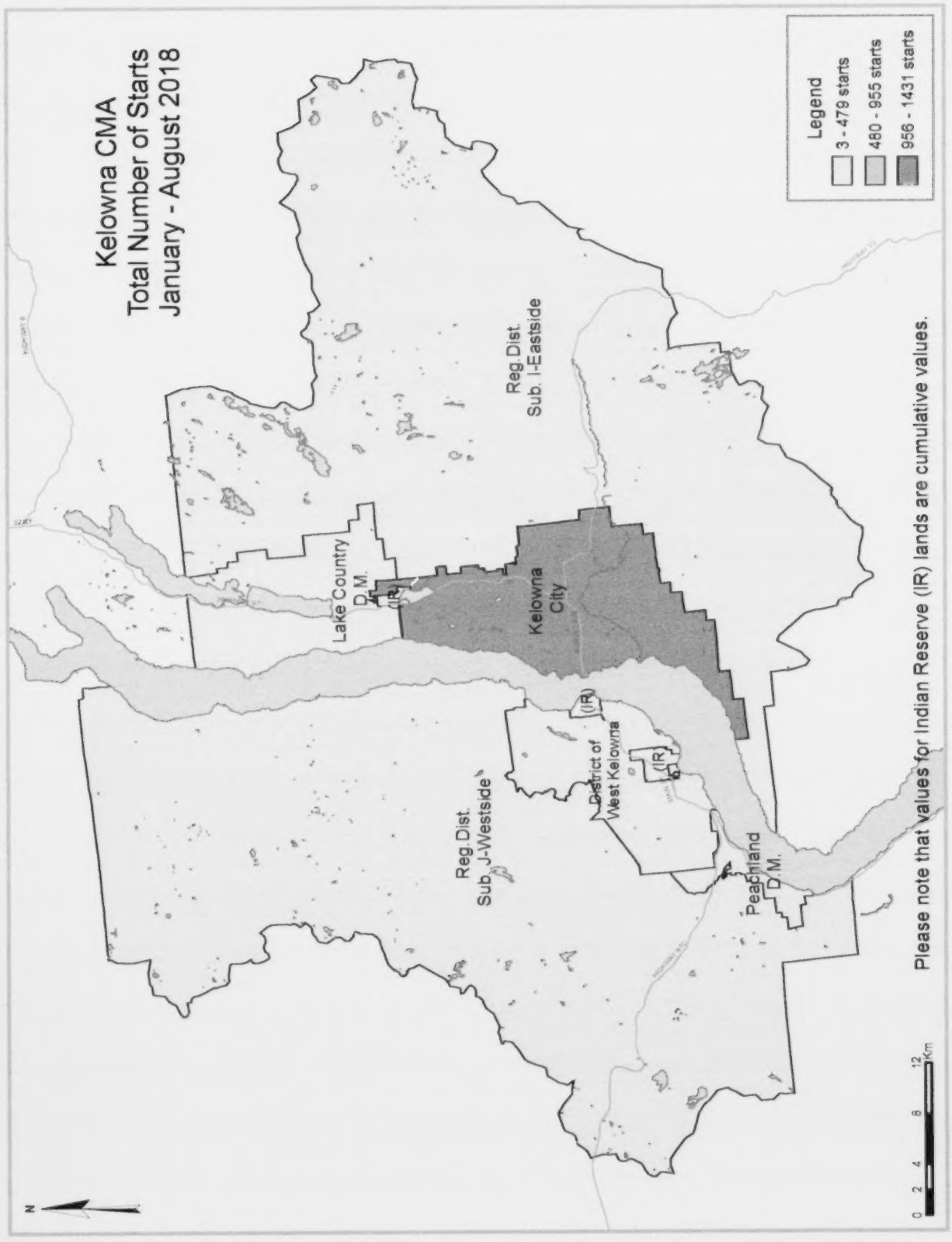

N
Kelowna CMA
Number of Starts (Multiples)
August 2018
Lake Country
D.M.
(IR)
Reg.Dist.
Sub. J-Westside
Kelowna
City
Reg.Dist.
Sub. I-Eastside
District of
West Kelowna
(IR)
(IR)
Peachland
D.M.
Legend
No starts
10 - 147 starts
148 - 285 starts
0 2 4 8 12
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Kelowna CMA
Number of Starts (Singles)
August 2018
Legend
No starts
2 - 8 starts
9 - 15 starts
16 - 22 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Total Number of Starts
August 2018
Legend
No starts
7 - 107 starts
108 - 207 starts
208 - 307 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Number of Starts (Multiples)
January - August 2018
Legend
No starts
1 - 404 starts
405 - 807 starts
808 - 1210 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
N
0 2 4 8 12 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Kelowna CMA
Number of Starts (Singles)
January - August 2018
Legend
3 - 75 starts
76 - 148 starts
149 - 221 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
(IR)
District of
West Kelowna
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km


Kelowna CMA
Total Number of Starts
January - August 2018
Legend
3 - 479 starts
480 - 955 starts
956 - 1431 starts
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
(IR)
Kelowna
City
District of
West Kelowna
(IR)
(IR)
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
Please note that values for Indian Reserve (IR) lands are cumulative values.
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2018		
Kelowna CMA[1]	July 2018	August 2018
Trend[2]	2,741	3,315
SAAR	1,929	3,938
	August 2017	August 2018
Actual		
August - Single-Detached	56	31
August - Multiples	444	295
August - Total	500	326
January to August - Single-Detached	590	418
January to August - Multiples	1,893	1,353
January to August - Total	2,483	1,771

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kelowna CMA
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2018	29	4	0	1	20	160	1	111	326
August 2017	53	8	0	0	37	64	3	335	500
% Change	-45.3	-50.0	n/a	n/a	-45.9	150.0	-66.7	-66.9	-34.8
Year-to-date 2018	385	62	4	8	187	619	25	481	1,771
Year-to-date 2017	554	44	15	12	179	272	44	1,363	2,483
% Change	-30.5	40.9	-73.3	-33.3	4.5	127.6	-43.2	-64.7	-28.7
UNDER CONSTRUCTION									
August 2018	700	84	4	31	333	1,252	24	1,723	4,151
August 2017	748	66	20	43	245	910	39	1,485	3,556
% Change	-6.4	27.3	-80.0	-27.9	35.9	37.6	-38.5	16.0	16.7
COMPLETIONS									
August 2018	30	4	0	0	6	0	1	11	52
August 2017	71	14	0	4	9	0	12	15	125
% Change	-57.7	-71.4	n/a	-100.0	-33.3	n/a	-91.7	-26.7	-58.4
Year-to-date 2018	445	40	15	20	133	188	51	519	1,411
Year-to-date 2017	355	56	0	21	152	56	46	134	820
% Change	25.4	-28.6	n/a	-4.8	-12.5	**	10.9	**	72.1
COMPLETED & NOT ABSORBED									
August 2018	57	25	5	5	19	3	n/a	n/a	114
August 2017	64	7	0	3	8	0	n/a	n/a	82
% Change	-10.9	**	n/a	66.7	137.5	n/a	n/a	n/a	39.0
ABSORBED									
August 2018	42	0	0	1	3	0	n/a	n/a	46
August 2017	70	11	0	2	35	0	n/a	n/a	118
% Change	-40.0	-100.0	n/a	-50.0	-91.4	n/a	n/a	n/a	-61.0
Year-to-date 2018	420	22	10	20	120	185	n/a	n/a	777
Year-to-date 2017	352	55	0	19	182	56	n/a	n/a	664
% Change	19.3	-60.0	n/a	5.3	-34.1	**	n/a	n/a	17.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
August 2018	21	4	0	0	10	160	1	111	307
August 2017	24	4	0	0	33	64	2	171	298
Lake Country D.M.									
August 2018	1	0	0	1	10	0	0	0	12
August 2017	13	0	0	0	2	0	0	2	17
District of West Kelowna									
August 2018	7	0	0	0	0	0	0	0	7
August 2017	10	4	0	0	2	0	0	161	177
Peachland D.M.									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	2	0	0	0	0	0	1	1	4
Reg. Dist. Sub. J - Westside									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. I - Eastside									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
First Nations									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	4	0	0	0	0	0	0	0	4
Kelowna CMA									
August 2018	29	4	0	1	20	160	1	111	326
August 2017	53	8	0	0	37	64	3	335	500

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kelowna City									
August 2018	391	66	4	13	253	1,180	17	1,472	3,396
August 2017	417	22	5	16	136	877	34	1,197	2,704
Lake Country D.M.									
August 2018	101	2	0	2	59	0	0	12	176
August 2017	115	6	0	3	41	0	2	25	192
District of West Kelowna									
August 2018	131	4	0	16	21	72	3	164	411
August 2017	137	10	0	22	60	33	1	180	443
Peachland D.M.									
August 2018	19	0	0	0	0	0	2	75	96
August 2017	19	0	0	1	0	0	1	2	23
Reg. Dist. Sub. J - Westside									
August 2018	29	0	0	0	0	0	0	0	29
August 2017	31	0	0	1	0	0	0	0	32
Reg. Dist. Sub. I - Eastside									
August 2018	6	0	0	0	0	0	2	0	8
August 2017	4	6	0	0	8	0	1	1	20
First Nations									
August 2018	23	12	0	0	0	0	0	0	35
August 2017	25	22	15	0	0	0	0	80	142
Kelowna CMA									
August 2018	700	84	4	31	333	1,252	24	1,723	4,151
August 2017	748	66	20	43	245	910	39	1,485	3,556

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
August 2018	19	2	0	0	4	0	0	9	34
August 2017	34	8	0	2	0	0	11	9	64
Lake Country D.M.									
August 2018	5	2	0	0	2	0	0	2	11
August 2017	14	0	0	1	3	0	0	5	23
District of West Kelowna									
August 2018	3	0	0	0	0	0	1	0	4
August 2017	16	0	0	0	6	0	1	1	24
Peachland D.M.									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	1	0	0	1	0	0	0	0	2
Reg. Dist. Sub. J - Westside									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. I - Eastside									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	0	0	0
First Nations									
August 2018	3	0	0	0	0	0	0	0	3
August 2017	6	6	0	0	0	0	0	0	12
Kelowna CMA									
August 2018	30	4	0	0	6	0	1	11	52
August 2017	71	14	0	4	9	0	12	15	125

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kelowna CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	866	84	19	13	304	454	64	1,773	3,577
% Change	26.2	-6.7	n/a	-75.9	-2.9	-12.0	42.2	**	62.9
2016	686	90	0	54	313	516	45	492	2,196
% Change	13.4	-23.7	n/a	**	18.1	**	104.5	168.9	71.6
2015	605	118	0	1	265	86	22	183	1,280
% Change	-3.8	-11.3	n/a	-96.0	38.0	-37.7	-63.9	37.6	-2.4
2014	629	133	0	25	192	138	61	133	1,311
% Change	18.2	35.7	n/a	150.0	82.9	56.8	64.9	-7.0	29.4
2013	532	98	0	10	105	88	37	143	1,013
% Change	1.1	44.1	-100.0	n/a	-11.8	83.3	105.6	186.0	21.2
2012	526	68	7	0	119	48	18	50	836
% Change	5.0	-9.3	n/a	n/a	45.1	-50.0	-70.0	-58.3	-10.5
2011	501	75	0	0	82	96	60	120	934
% Change	-10.2	50.0	-100.0	-100.0	0.0	**	140.0	-43.4	-2.4
2010	558	50	6	12	82	12	25	212	957
% Change	50.4	150.0	n/a	0.0	-11.8	-88.7	0.0	**	45.7
2009	371	20	0	12	93	106	25	30	657
% Change	-47.5	**	n/a	-47.8	-69.3	-90.6	-28.6	-49.2	-70.9
2008	707	2	0	23	303	1,128	35	59	2,257

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Black Mountain	1	3	0	0	0	0	1	2	2	5	-60.0
Ellison/Joe Rich	0	0	0	0	0	0	0	0	0	0	n/a
Glenrosa	0	2	0	0	0	0	0	0	0	2	-100.0
Glenmore	8	5	0	2	0	7	108	3	116	17	**
North Glenmore	1	2	0	0	0	0	1	1	2	3	-33.3
Kelowna Core Area	2	5	4	0	4	18	157	161	167	184	-9.2
Lake Country	2	13	0	2	10	0	0	2	12	17	-29.4
Lakeview Heights	7	6	0	2	0	0	0	0	7	8	-12.5
Lower Mission	2	1	0	0	0	4	0	65	2	70	-97.1
Peachland	0	3	0	0	0	0	0	1	0	4	-100.0
Rutland	1	2	2	0	4	4	2	1	9	7	28.6
Southeast Kelowna	2	1	0	0	0	0	1	0	3	1	200.0
Shannon Lake	0	0	0	2	0	0	0	160	0	162	-100.0
Upper Mission	5	7	0	2	0	0	1	2	6	11	-45.5
Westbank	0	0	0	0	0	0	0	0	0	0	n/a
West Kelowna	0	2	0	2	0	0	0	1	0	5	-100.0
Westside	0	0	0	0	0	0	0	0	0	0	n/a
First Nations	0	4	0	0	0	0	0	0	0	4	-100.0
Kelowna CMA	31	56	6	12	18	33	271	399	326	500	-34.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Black Mountain	25	28	0	6	0	5	16	10	41	49	-16.3
Ellison/Joe Rich	3	1	0	6	0	0	0	1	3	8	-62.5
Glenrosa	10	9	0	0	0	0	0	3	10	12	-16.7
Glenmore	82	116	12	2	0	7	128	225	222	350	-36.6
North Glenmore	17	14	0	0	11	35	127	539	155	588	-73.6
Kelowna Core Area	20	51	16	2	110	62	647	497	793	612	29.6
Lake Country	73	94	8	10	36	18	9	22	126	144	-12.5
Lakeview Heights	35	46	2	2	0	0	0	7	37	55	-32.7
Lower Mission	13	13	0	0	0	13	2	65	15	91	-83.5
Peachland	12	10	0	0	0	0	1	1	13	11	18.2
Rutland	20	25	14	6	23	4	89	2	146	37	**
Southeast Kelowna	10	19	0	0	0	0	1	2	11	21	-47.6
Shannon Lake	24	11	0	10	0	0	24	161	48	182	-73.6
Upper Mission	34	82	6	8	0	0	8	19	48	109	-56.0
Westbank	1	3	0	0	0	0	48	0	49	3	**
West Kelowna	6	17	0	6	5	32	0	1	11	56	-80.4
Westside	14	16	0	0	0	0	0	0	14	16	-12.5
First Nations	19	35	10	14	0	10	0	80	29	139	-79.1
Kelowna CMA	418	590	68	72	185	186	1,100	1,635	1,771	2,483	-28.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Black Mountain	0	0	0	0	0	0	1	2
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	0	7	0	0	105	0	3	3
North Glenmore	0	0	0	0	0	0	1	1
Kelowna Core Area	4	18	0	0	55	0	102	161
Lake Country	10	0	0	0	0	0	0	2
Lakeview Heights	0	0	0	0	0	0	0	0
Lower Mission	0	4	0	0	0	64	0	1
Peachland	0	0	0	0	0	0	0	1
Rutland	4	4	0	0	0	0	2	1
Southeast Kelowna	0	0	0	0	0	0	1	0
Shannon Lake	0	0	0	0	0	0	0	160
Upper Mission	0	0	0	0	0	0	1	2
Westbank	0	0	0	0	0	0	0	0
West Kelowna	0	0	0	0	0	0	0	1
Westside	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	18	33	0	0	160	64	111	335

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Black Mountain	0	5	0	0	0	0	16	10
Ellison/Joe Rich	0	0	0	0	0	0	0	1
Glenrosa	0	0	0	0	0	0	0	3
Glenmore	0	7	0	0	105	0	23	225
North Glenmore	11	35	0	0	114	0	13	539
Kelowna Core Area	110	42	0	20	328	208	319	289
Lake Country	36	18	0	0	0	0	9	22
Lakeview Heights	0	0	0	0	0	0	0	7
Lower Mission	0	13	0	0	0	64	2	1
Peachland	0	0	0	0	0	0	1	1
Rutland	23	4	0	0	0	0	89	2
Southeast Kelowna	0	0	0	0	0	0	1	2
Shannon Lake	0	0	0	0	24	0	0	161
Upper Mission	0	0	0	0	0	0	8	19
Westbank	0	0	0	0	48	0	0	0
West Kelowna	5	32	0	0	0	0	0	1
Westside	0	0	0	0	0	0	0	0
First Nations	0	10	0	0	0	0	0	80
Kelowna CMA	185	166	0	20	619	272	481	1,363

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Black Mountain	1	3	0	0	1	2	2	5
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	2	0	0	0	0	0	2
Glenmore	8	7	105	7	3	3	116	17
North Glenmore	1	2	0	0	1	1	2	3
Kelowna Core Area	3	3	61	18	103	163	167	184
Lake Country	1	13	11	2	0	2	12	17
Lakeview Heights	7	8	0	0	0	0	7	8
Lower Mission	2	1	0	68	0	1	2	70
Peachland	0	2	0	0	0	2	0	4
Rutland	3	2	4	4	2	1	9	7
Southeast Kelowna	2	1	0	0	1	0	3	1
Shannon Lake	0	2	0	0	0	160	0	162
Upper Mission	5	9	0	0	1	2	6	11
Westbank	0	0	0	0	0	0	0	0
West Kelowna	0	2	0	2	0	1	0	5
Westside	0	0	0	0	0	0	0	0
First Nations	0	4	0	0	0	0	0	4
Kelowna CMA	33	61	181	101	112	338	326	500

Table 2.5: Starts by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Black Mountain	23	34	0	4	18	11	41	49
Ellison/Joe Rich	2	3	0	4	1	1	3	8
Glenrosa	10	9	0	0	0	3	10	12
Glenmore	90	115	107	7	25	228	222	350
North Glenmore	17	13	125	35	13	540	155	588
Kelowna Core Area	27	40	438	250	328	322	793	612
Lake Country	77	99	40	22	9	23	126	144
Lakeview Heights	35	45	0	2	2	8	37	55
Lower Mission	12	12	1	77	2	2	15	91
Peachland	10	9	0	0	3	2	13	11
Rutland	32	30	24	4	90	3	146	37
Southeast Kelowna	5	12	2	6	4	3	11	21
Shannon Lake	23	15	24	6	1	161	48	182
Upper Mission	39	83	0	7	9	19	48	109
Westbank	1	3	48	0	0	0	49	3
West Kelowna	5	17	5	38	1	1	11	56
Westside	14	15	0	1	0	0	14	16
First Nations	29	59	0	0	0	80	29	139
Kelowna CMA	451	613	814	463	506	1,407	1,771	2,483

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Black Mountain	6	6	0	4	0	0	4	3	10	13	-23.1
Ellison/Joe Rich	0	0	0	0	0	0	0	0	0	0	n/a
Glenrosa	0	1	0	0	0	0	0	0	0	1	-100.0
Glenmore	8	13	0	0	0	0	4	3	12	16	-25.0
North Glenmore	0	2	0	0	0	0	0	0	0	2	-100.0
Kelowna Core Area	1	9	0	2	4	0	0	0	5	11	-54.5
Lake Country	5	15	4	0	0	3	2	5	11	23	-52.2
Lakeview Heights	1	5	0	0	0	0	0	1	1	6	-83.3
Lower Mission	1	3	0	0	0	0	0	0	1	3	-66.7
Peachland	0	2	0	0	0	0	0	0	0	2	-100.0
Rutland	2	5	2	2	0	0	1	2	5	9	-44.4
Southeast Kelowna	0	2	0	0	0	0	0	1	0	3	-100.0
Shannon Lake	2	2	0	0	0	0	0	0	2	2	0.0
Upper Mission	1	7	0	0	0	0	0	0	1	7	-85.7
Westbank	0	0	0	0	0	0	0	0	0	0	n/a
West Kelowna	1	9	0	2	0	4	0	0	1	15	-93.3
Westside	0	0	0	0	0	0	0	0	0	0	n/a
First Nations	3	6	0	6	0	0	0	0	3	12	-75.0
Kelowna CMA	31	87	6	16	4	7	11	15	52	125	-58.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Black Mountain	25	26	6	14	5	3	11	13	47	56	-16.1
Ellison/Joe Rich	3	2	0	10	0	0	0	0	3	12	-75.0
Glenrosa	10	6	0	0	0	0	3	1	13	7	85.7
Glenmore	95	56	0	2	0	20	146	9	241	87	177.0
North Glenmore	11	6	0	0	25	20	9	57	45	83	-45.8
Kelowna Core Area	39	29	2	12	45	34	386	78	472	153	**
Lake Country	73	77	12	6	15	9	13	15	113	107	5.6
Lakeview Heights	49	22	8	0	0	0	5	2	62	24	158.3
Lower Mission	13	14	0	10	18	0	1	3	32	27	18.5
Peachland	6	10	0	0	0	4	0	0	6	14	-57.1
Rutland	30	24	8	12	4	9	3	3	45	48	-6.3
Southeast Kelowna	14	7	0	0	0	0	0	2	14	9	55.6
Shannon Lake	11	27	12	0	0	0	1	2	24	29	-17.2
Upper Mission	61	35	0	4	0	0	16	5	77	44	75.0
Westbank	3	0	0	0	0	0	113	0	116	0	n/a
West Kelowna	12	29	6	6	16	28	0	0	34	63	-46.0
Westside	20	11	0	0	0	0	0	0	20	11	81.8
First Nations	21	32	10	14	16	0	0	0	47	46	2.2
Kelowna CMA	496	413	64	90	144	127	707	190	1,411	820	72.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Black Mountain	0	0	0	0	0	0	4	3
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	0	0	0	0	0	0	4	3
North Glenmore	0	0	0	0	0	0	0	0
Kelowna Core Area	4	0	0	0	0	0	0	0
Lake Country	0	3	0	0	0	0	2	5
Lakeview Heights	0	0	0	0	0	0	0	1
Lower Mission	0	0	0	0	0	0	0	0
Peachland	0	0	0	0	0	0	0	0
Rutland	0	0	0	0	0	0	1	2
Southeast Kelowna	0	0	0	0	0	0	0	1
Shannon Lake	0	0	0	0	0	0	0	0
Upper Mission	0	0	0	0	0	0	0	0
Westbank	0	0	0	0	0	0	0	0
West Kelowna	0	4	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Kelowna CMA	4	7	0	0	0	0	11	15

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Black Mountain	5	3	0	0	0	0	11	13
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	3	1
Glenmore	0	20	0	0	0	0	146	9
North Glenmore	25	20	0	0	0	56	9	1
Kelowna Core Area	25	34	20	0	155	0	231	78
Lake Country	15	9	0	0	0	0	13	15
Lakeview Heights	0	0	0	0	0	0	5	2
Lower Mission	18	0	0	0	0	0	1	3
Peachland	0	4	0	0	0	0	0	0
Rutland	4	0	0	9	0	0	3	3
Southeast Kelowna	0	0	0	0	0	0	0	2
Shannon Lake	0	0	0	0	0	0	1	2
Upper Mission	0	0	0	0	0	0	16	5
Westbank	0	0	0	0	33	0	80	0
West Kelowna	16	28	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	16	0	0	0	0	0	0	0
Kelowna CMA	124	118	20	9	188	56	519	134

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Black Mountain	6	9	0	0	4	4	10	13
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	1	0	0	0	0	0	1
Glenmore	8	11	0	0	4	5	12	16
North Glenmore	0	1	0	0	0	1	0	2
Kelowna Core Area	1	6	4	0	0	5	5	11
Lake Country	7	14	2	4	2	5	11	23
Lakeview Heights	1	4	0	0	0	2	1	6
Lower Mission	1	3	0	0	0	0	1	3
Peachland	0	1	0	1	0	0	0	2
Rutland	4	5	0	0	1	4	5	9
Southeast Kelowna	0	1	0	1	0	1	0	3
Shannon Lake	1	2	0	0	1	0	2	2
Upper Mission	1	6	0	1	0	0	1	7
Westbank	0	0	0	0	0	0	0	0
West Kelowna	1	9	0	6	0	0	1	15
Westside	0	0	0	0	0	0	0	0
First Nations	3	12	0	0	0	0	3	12
Kelowna CMA	34	85	6	13	12	27	52	125

Table 3.5: Completions by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Black Mountain	28	36	7	5	12	15	47	56
Ellison/Joe Rich	3	4	0	8	0	0	3	12
Glenrosa	8	5	0	0	5	2	13	7
Glenmore	92	52	0	23	149	12	241	87
North Glenmore	11	5	25	76	9	2	45	83
Kelowna Core Area	27	17	180	42	265	94	472	153
Lake Country	75	72	24	17	14	18	113	107
Lakeview Heights	50	18	5	1	7	5	62	24
Lower Mission	12	18	18	4	2	5	32	27
Peachland	4	9	1	5	1	0	6	14
Rutland	36	21	4	9	5	18	45	48
Southeast Kelowna	7	5	6	2	1	2	14	9
Shannon Lake	16	27	6	0	2	2	24	29
Upper Mission	55	34	4	5	18	5	77	44
Westbank	3	0	33	0	80	0	116	0
West Kelowna	12	31	22	32	0	0	34	63
Westside	20	11	0	0	0	0	20	11
First Nations	41	46	6	0	0	0	47	46
Kelowna CMA	500	411	341	229	570	180	1,411	820

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Black Mountain													
August 2018	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	-	1,091,560
August 2017	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	-	1,032,583
Year-to-date 2018	1	5.6	0	0.0	1	5.6	10	55.6	6	33.3	18	-	1,091,560
Year-to-date 2017	1	3.7	2	7.4	4	14.8	18	66.7	2	7.4	27	-	879,165
Ellison/Joe Rich													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Glenrosa													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	1	16.7	5	83.3	0	0.0	6	-	-
Year-to-date 2017	0	0.0	2	40.0	2	40.0	0	0.0	1	20.0	5	-	-
Glenmore													
August 2018	0	0.0	0	0.0	0	0.0	6	60.0	4	40.0	10	-	1,063,933
August 2017	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	-	1,214,848
Year-to-date 2018	0	0.0	0	0.0	7	8.9	42	53.2	30	38.0	79	900,000	1,142,666
Year-to-date 2017	1	2.1	0	0.0	9	19.1	23	48.9	14	29.8	47	-	984,779
North Glenmore													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	1	12.5	1	12.5	5	62.5	1	12.5	8	-	-
Year-to-date 2017	0	0.0	1	16.7	0	0.0	2	33.3	3	50.0	6	-	-
Kelowna Core Area													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	7	31.8	7	31.8	8	36.4	22	-	-
Year-to-date 2017	2	22.2	2	22.2	0	0.0	2	22.2	3	33.3	9	-	-
Lake Country													
August 2018	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	-	1,058,800
August 2017	0	0.0	0	0.0	3	20.0	7	46.7	5	33.3	15	832,500	933,061
Year-to-date 2018	2	3.1	3	4.6	17	26.2	13	20.0	30	46.2	65	990,000	984,483
Year-to-date 2017	4	5.4	15	20.3	27	36.5	13	17.6	15	20.3	74	832,500	893,315
Lakeview Heights													
August 2018	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
August 2017	0	0.0	2	40.0	1	20.0	2	40.0	0	0.0	5	-	651,064
Year-to-date 2018	0	0.0	1	2.6	10	25.6	14	35.9	14	35.9	39	1,605,000	1,315,824
Year-to-date 2017	1	5.6	6	33.3	1	5.6	4	22.2	6	33.3	18	-	888,412
Lower Mission													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
August 2017	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	2,535,475
Year-to-date 2018	0	0.0	0	0.0	1	10.0	4	40.0	5	50.0	10	-	-
Year-to-date 2017	0	0.0	0	0.0	2	15.4	2	15.4	9	69.2	13	-	2,195,863

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peachland													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	-	-
Year-to-date 2017	0	0.0	1	10.0	4	40.0	5	50.0	0	0.0	10	-	-
Rutland													
August 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
August 2017	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2018	12	54.5	4	18.2	4	18.2	2	9.1	0	0.0	22	-	558,075
Year-to-date 2017	6	37.5	5	31.3	3	18.8	2	12.5	0	0.0	16	-	-
Southeast Kelowna													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
August 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2018	1	7.7	0	0.0	0	0.0	1	7.7	11	84.6	13	-	1,458,217
Year-to-date 2017	0	0.0	0	0.0	2	25.0	2	25.0	4	50.0	8	-	-
Shannon Lake													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	-	743,950
Year-to-date 2018	0	0.0	0	0.0	6	60.0	4	40.0	0	0.0	10	-	-
Year-to-date 2017	2	8.0	2	8.0	15	60.0	6	24.0	0	0.0	25	-	732,562
Upper Mission													
August 2018	0	0.0	0	0.0	0	0.0	5	50.0	5	50.0	10	1,032,500	1,087,243
August 2017	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	15	23.8	48	76.2	63	1,200,000	1,313,672
Year-to-date 2017	0	0.0	3	8.1	8	21.6	8	21.6	18	48.6	37	-	1,088,096
Westbank													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
West Kelowna													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
August 2017	0	0.0	1	11.1	3	33.3	3	33.3	2	22.2	9	-	1,015,106
Year-to-date 2018	0	0.0	1	8.3	5	41.7	3	25.0	3	25.0	12	-	-
Year-to-date 2017	2	7.1	3	10.7	17	60.7	3	10.7	3	10.7	28	-	871,108
Westside													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	14	82.4	3	17.6	0	0.0	0	0.0	0	0.0	17	-	438,880
Year-to-date 2017	8	72.7	1	9.1	0	0.0	1	9.1	1	9.1	11	-	572,768
First Nations													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	5	55.6	4	44.4	0	0.0	0	0.0	0	0.0	9	-	439,222
Year-to-date 2017	12	85.7	2	14.3	0	0.0	0	0.0	0	0.0	14	-	371,580

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2018

Submarket	Aug 2018	Aug 2017	% Change	YTD 2018	YTD 2017	% Change
Black Mountain	1,091,560	1,032,583	5.7	1,091,560	879,165	24.2
Ellison/Joe Rich	-	-	n/a	-	-	n/a
Glenrosa	-	-	n/a	-	-	n/a
Glenmore	1,063,933	1,214,848	-12.4	1,142,666	984,779	16.0
North Glenmore	-	-	n/a	-	-	n/a
Kelowna Core Area	-	-	n/a	-	-	n/a
Lake Country	1,058,800	933,061	13.5	984,483	893,315	10.2
Lakeview Heights	-	651,064	n/a	1,315,824	888,412	48.1
Lower Mission	-	2,535,475	n/a	-	2,195,863	n/a
Peachland	-	-	n/a	-	-	n/a
Rutland	-	-	n/a	558,075	-	n/a
Southeast Kelowna	-	-	n/a	1,458,217	-	n/a
Shannon Lake	-	743,950	n/a	-	732,562	n/a
Upper Mission	1,087,243	-	n/a	1,313,672	1,088,096	20.7
Westbank	-	-	n/a	-	-	n/a
West Kelowna	-	1,015,106	n/a	-	871,108	n/a
Westside	-	-	n/a	438,880	572,768	-23.4
First Nations	-	-	n/a	439,222	371,580	18.2
Kelowna CMA	1,127,565	1,020,525	10.5	1,086,934	874,786	24.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kelowna

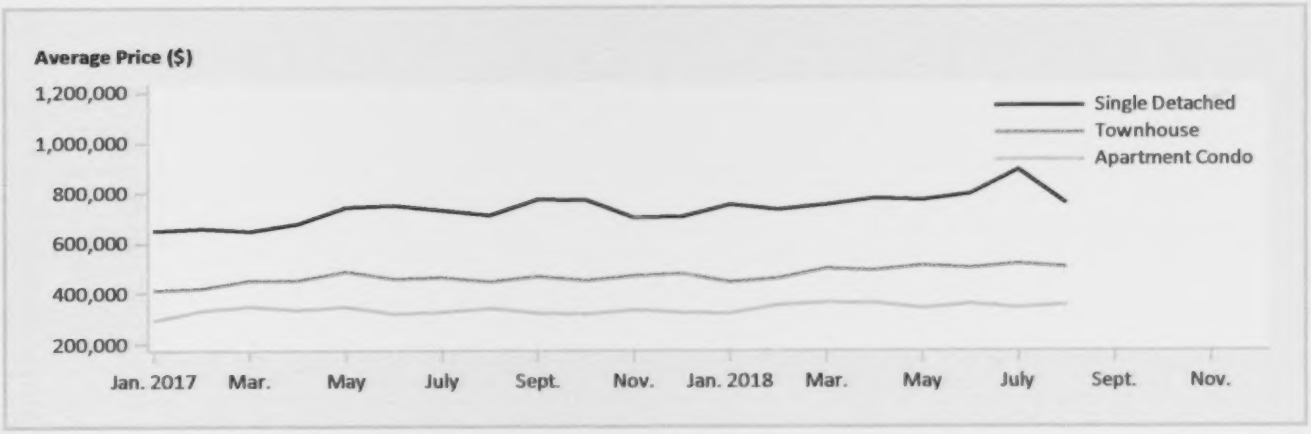


Figure 5.2: MLS® Residential Sales for Kelowna

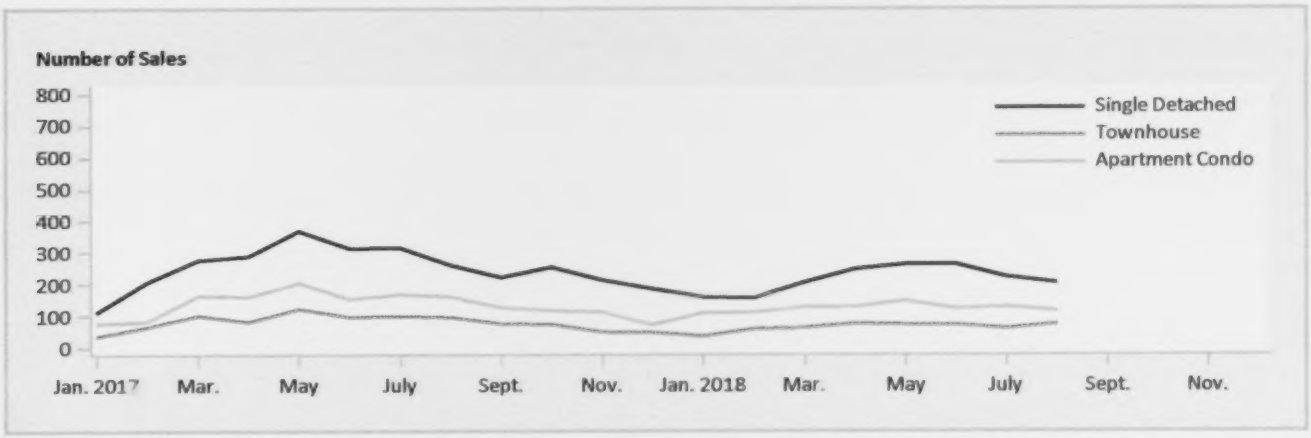
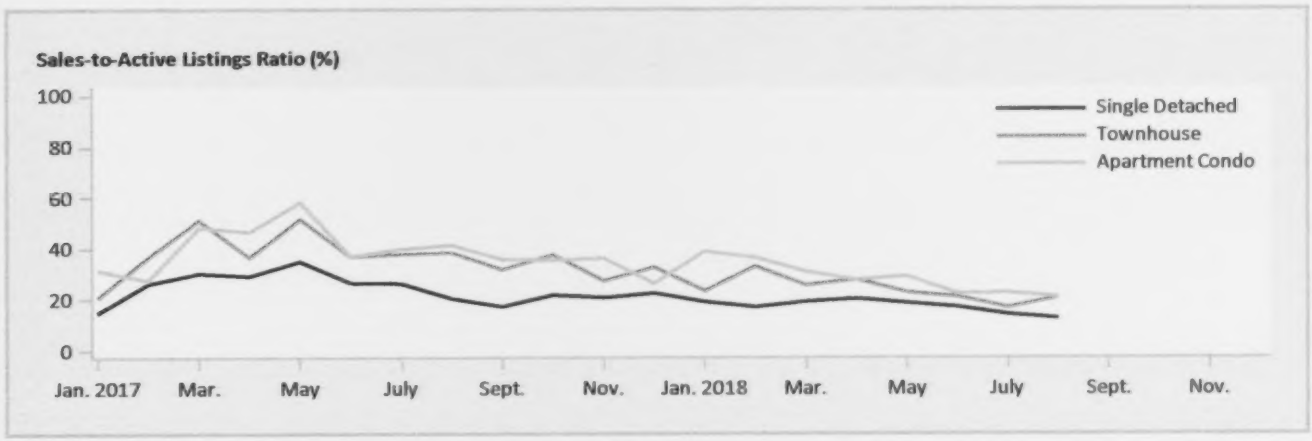


Figure 5.3: MLS® Residential Sales-to-Active Listings Ratio for Kelowna



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Okanagan Mainline Real Estate Board (OMREB)
Note: Based on boundaries of the OMREB – Central Okanagan.

Table 6: Economic Indicators
August 2018

		Interest Rates			NHPI, Total, 2016.12 =100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.9	123.5	95.7	7.6	65.9	921
	February	561	3.14	4.64	100.0	123.6	95.9	6.6	65.2	925
	March	561	3.14	4.64	100.5	124.2	97.1	5.9	65.4	927
	April	561	3.14	4.64	101.5	124.4	98.2	4.7	65.1	925
	May	561	3.14	4.64	103.4	125.0	100.2	4.4	66.1	919
	June	561	3.14	4.64	104.7	125.2	100.7	4.1	66.1	919
	July	573	3.14	4.84	106.5	125.6	100.8	4.4	66.2	925
	August	573	3.14	4.84	106.6	125.9	101.6	5.0	67.1	932
	September	575	3.09	4.89	107.3	125.7	101.7	5.7	67.4	937
	October	581	3.24	4.99	107.6	125.6	102.3	6.1	68.0	945
	November	581	3.24	4.99	107.6	125.9	101.9	6.2	67.7	958
	December	581	3.24	4.99	107.8	125.2	101.5	6.2	67.3	962
2018	January	590	3.34	5.14	107.8	126.1	100.2	6.5	66.7	962
	February	590	3.34	5.14	107.8	127.0	100.5	5.8	66.2	962
	March	590	3.34	5.14	107.9	127.4	101.5	5.2	66.4	970
	April	590	3.34	5.14	107.9	127.7	103.7	4.8	67.3	979
	May	601	3.49	5.34	107.9	128.4	104.6	5.0	68.0	982
	June	601	3.49	5.34	108.0	128.6	104.0	5.6	67.9	984
	July	601	3.49	5.34	107.9	129.7	103.5	5.7	67.5	983
	August	601	3.49	5.34		129.6	102.1	6.0	66.7	984
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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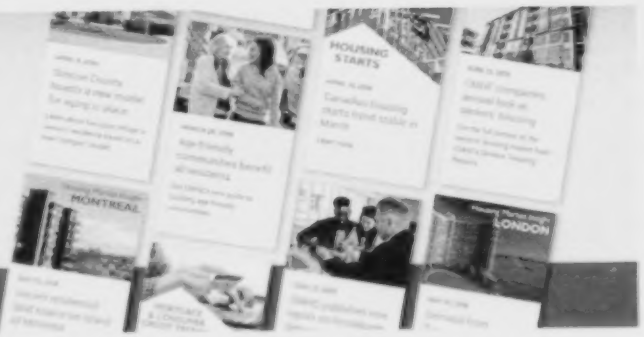

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